

2021年 5月 17日
此文件只會在收到所有必要的資料及文件後才正式確認收到申請的日期。

This document is received on 17 MAY 2021
The Town Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal of Permission for such Temporary Use or Development*

適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議*

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.info.gov.hk/tpb/zh/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/ML-PH 1883
	Date Received 收到日期	17 MAY 2021

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
CHIEF FORCE LIMITED 志科有限公司	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	元朗八鄉丈量約份第111約地段第101號J分段(部分)、第179號A分段餘段(部分)、第179號E分段餘段(部分)及第179號D分段及F分段及G分段及I分段(部分)和毗連政府土地
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 約1018 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 約55 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	約43 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則之名稱及編號	S/YL-PH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	住宅(丁類)
(f) Current use(s) 現時用途	臨時露天存放待售貨車 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner"^{##} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{##} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{##} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{##} (請夾附業權證明文件)。
- ☒ is not a "current land owner"^{##}.
並不是「現行土地擁有人」^{##}。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"^{##}.
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」^{##}。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"^{##}.
已取得 名「現行土地擁有人」^{##}的同意。

Details of consent of "current land owner(s)" ^{##} obtained 取得「現行土地擁有人」 ^{##} 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"#
已通知 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼/處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on (DD/MM/YYYY)#&
於 (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on (DD/MM/YYYY)&
於 (日/月/年)在指定報章就申請刊登一次通知&

- ☒ posted notice in a prominent position on or near application site/premises on (DD/MM/YYYY)&
於 26/04/2021 (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知&

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on (DD/MM/YYYY)&
於 26/04/2021 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
.....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間			
.....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?		Yes 是	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>
		No 否	<input type="checkbox"/>
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池地界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
		
		

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ YL-PH / 781
(b) Date of approval 獲批給許可的日期	01/06/2018 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	17/07/2021 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	臨時露天存放待售貨車
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

詳情請參閱附帶規劃文件。

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

Chy
鄭嘉翔

☒ Applicant 申請人 / ☐ Authorised Agent 獲授權代理人

文員

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他



on behalf of
代表

志科有限公司

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期 26/04/2021

..... (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	元朗八鄉丈量約份第111約地段第101號J分段(部分)、第179號A分段餘段(部分)、第179號E分段餘段(部分)及第179號D分段及F分段及G分段及I分段(部分)和毗連政府土地
Site area 地盤面積	約1018 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 約43 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	S/YL-PH/11
Zoning 地帶	住宅(T類)
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時露天存放待售貨車

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	約55 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	約4.5 m 米 <input type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		1 18 7
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
申請地點圖則，場地設計圖則，美化環境圖則，渠務排水圖則，消防裝置圖則，交通運輸圖則		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

附帶規劃文件

按城市規劃條例第 16 條於

新界元朗八鄉丈量約份第 111 約地段第 101 號 J 分段(部分)、第 179 號 A 分段餘段(部分)、第 179 號 E 分段餘段(部分)及第 179 號 D 分段及 F 分段及 G 分段及 I 分段(部分)和毗鄰政府土地，申請作「臨時露天存放待售貨車」用途，為期 3 年。

地盤面積：約 1018 平方米

行政摘要

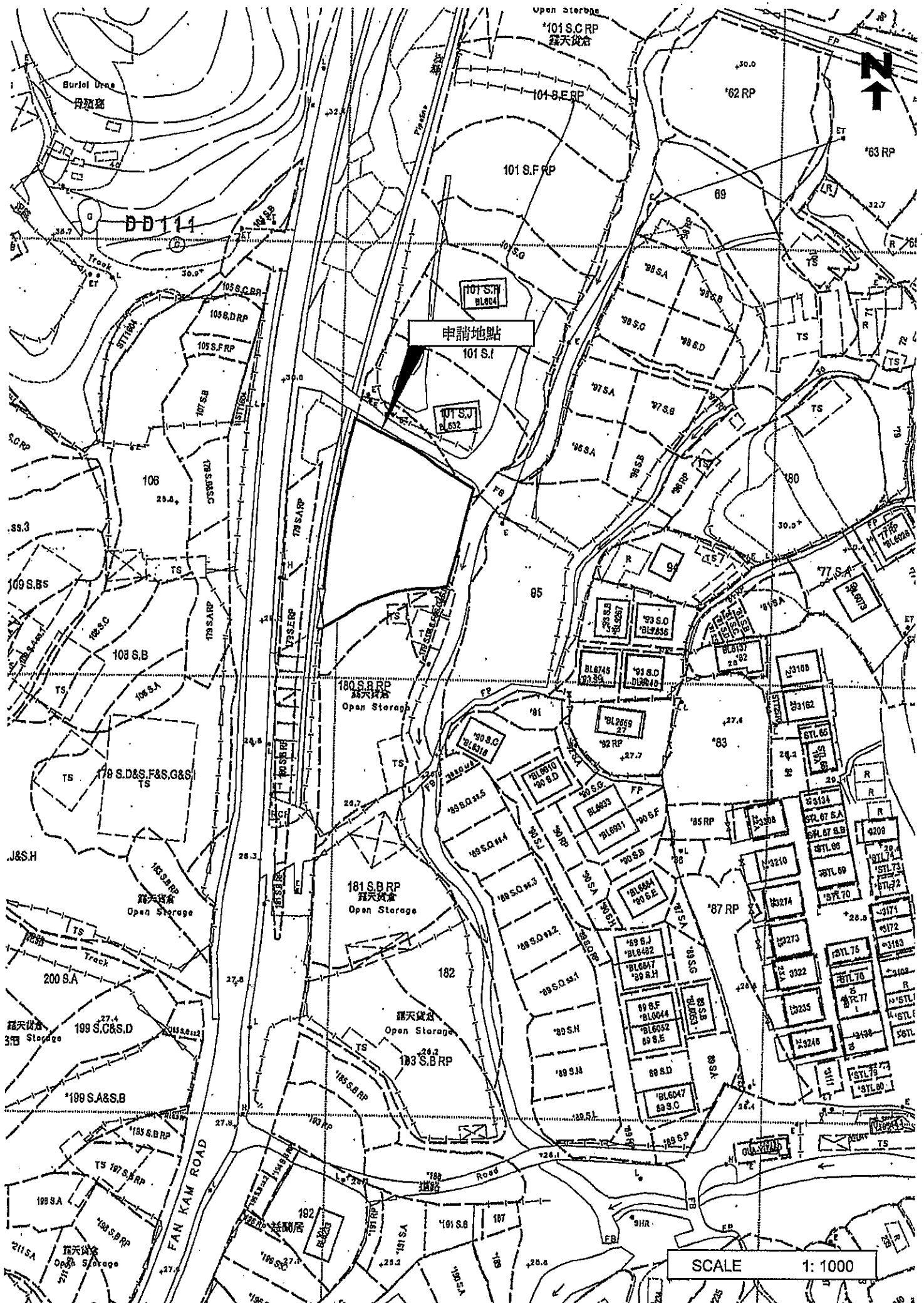
按城市規劃條例第 16 條申請，擬在新界元朗八鄉丈量約份第 111 約地段第 101 號 J 分段(部分)、第 179 號 A 分段餘段(部分)、第 179 號 E 分段餘段(部分)及第 179 號 D 分段及 F 分段及 G 分段及 I 分段(部分)和毗鄰政府土地，申請作「臨時露天存放待售貨車」用途，為期 3 年。

自 2012 年 09 月 07 日至今都沒有任何政府部門及附近市民的反映和投訴，土地使用者一直使用良好。因此申請人及土地使用者希望城市規劃委員會及規劃署可以接受今之 S16-4 續期申請。

申請地點

申請地點位於八鄉分區計劃大綱核准圖 S/YL-PH/11 的「住宅(丁類)」用途地帶、新界元朗八鄉丈量約份第 111 約地段第 101 號 J 分段(部分)、第 179 號 A 分段餘段(部分)、第 179 號 E 分段餘段(部分)及第 179 號 D 分段及 F 分段及 G 分段及 I 分段(部分)和毗鄰政府土地。申請地點面積約 1018 平方米，其中包含政府土地約 43 平方米。

詳情請參閱以下圖則。

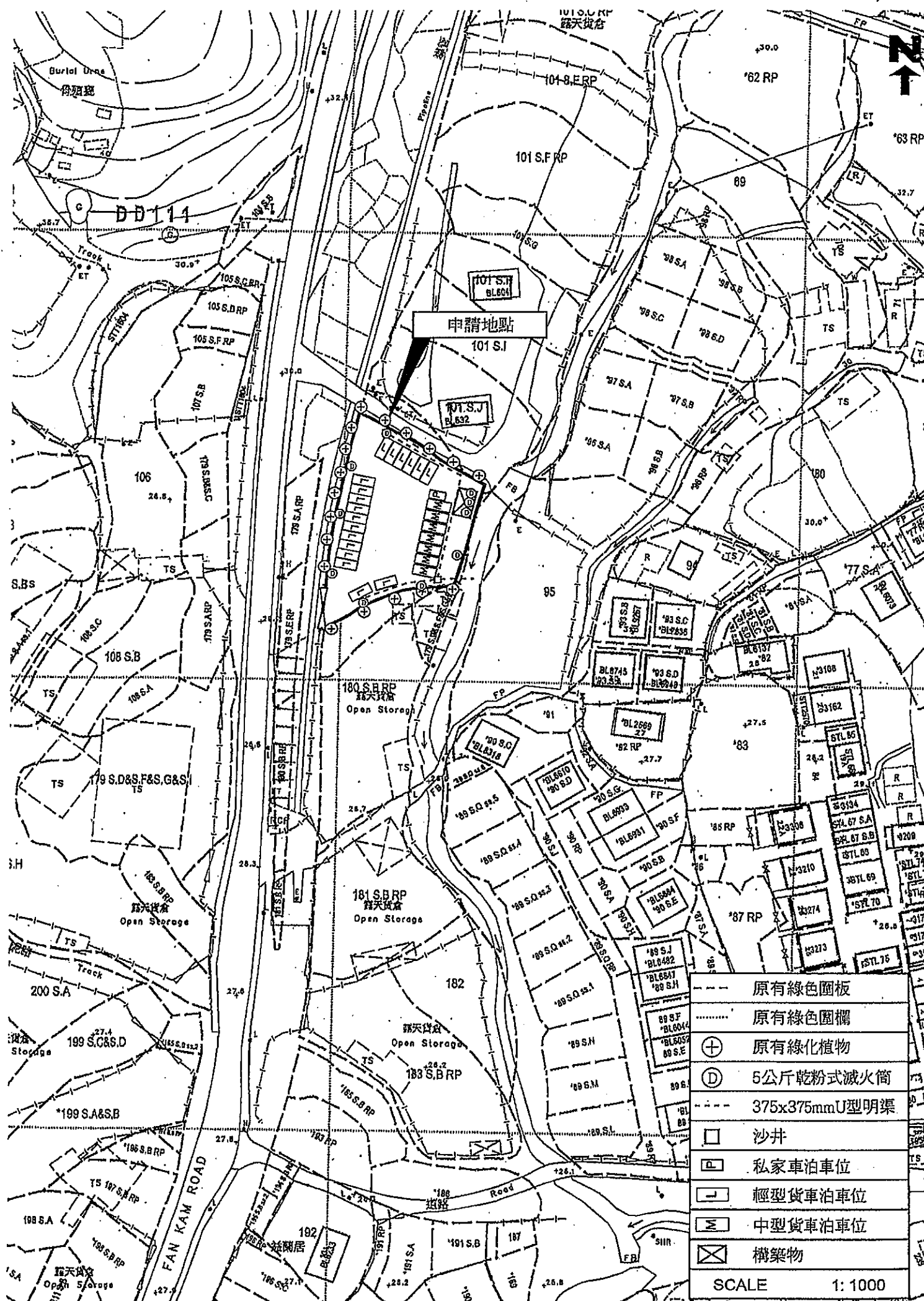


場地設計

申請地點主要用作臨時露天存放待售貨車之用，申請地點開放時間為星期一至星期六，上午 9 時至下午 6 時；星期日和公眾假期休息。申請地點內設有私家車停車位 1 個、輕型貨車泊車位 18 個、中型貨車泊車位 7 個。

申請地點內共有構蓋物 1 個，該構蓋物高約 4.5 米，2 層，總樓面面積約 55 平方米，作升高員工休息室及辦公室用途。

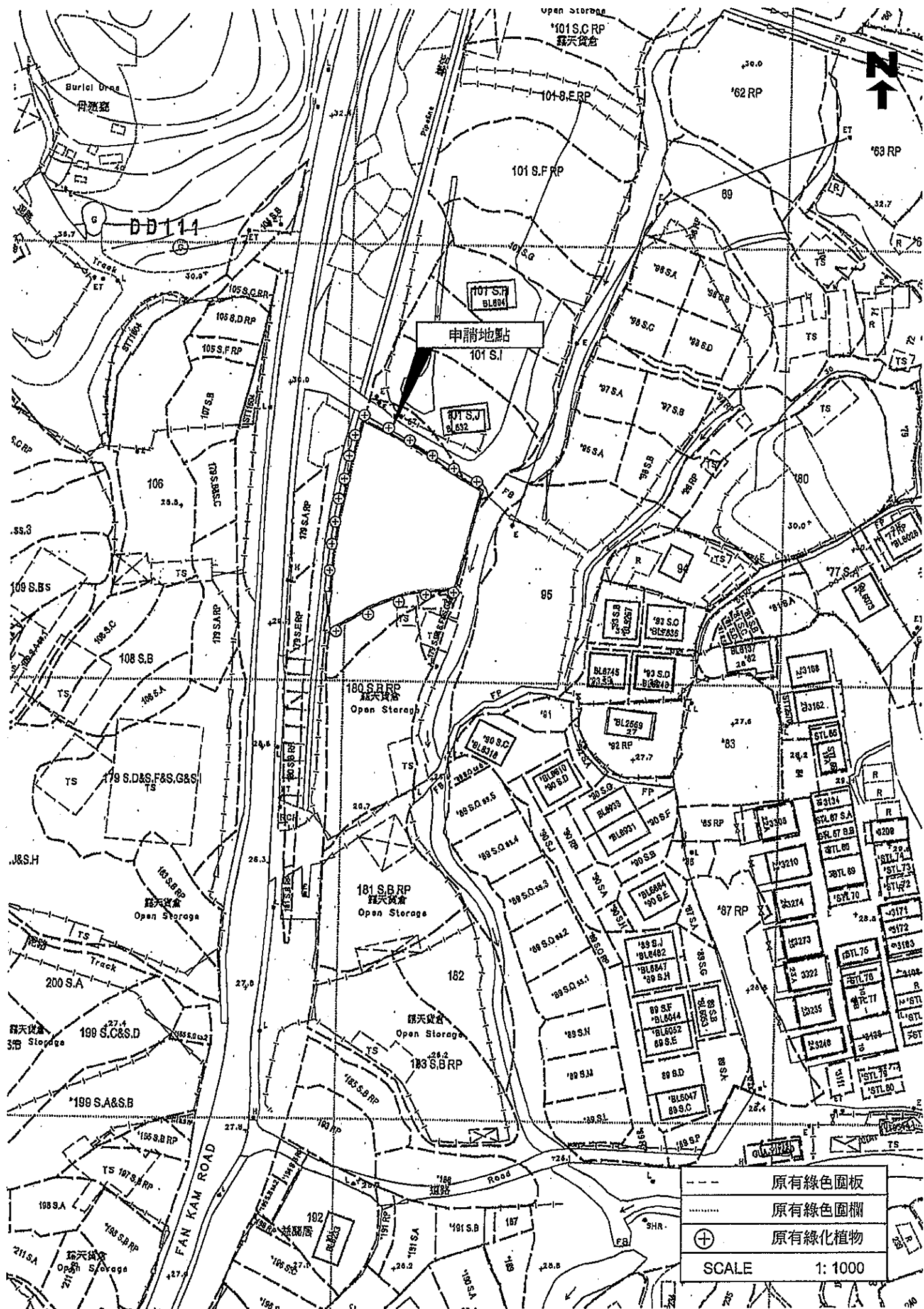
詳細請參閱以下圖則。



美化環境

申請地點與農地相關的地區將保留大部份原有植物，綠化工作會採用容易保養的設計，定時施肥及修剪、留意蟲害。而灌溉工作會由人手負責。申請人亦會依照城市規劃委員會所提供的「有關為履行根據城市規劃條例第16條獲批准的露天貯物及港口後勤用途的附帶條件而提交及落實美化環境建議的技術摘要」，在申請地點邊界加建漆上深綠色鋅板，令場地保持綠化外觀，使場地與四周環境融為一體，減輕對周圍景觀造成影響，美化環境。

詳細請參閱以下圖則。

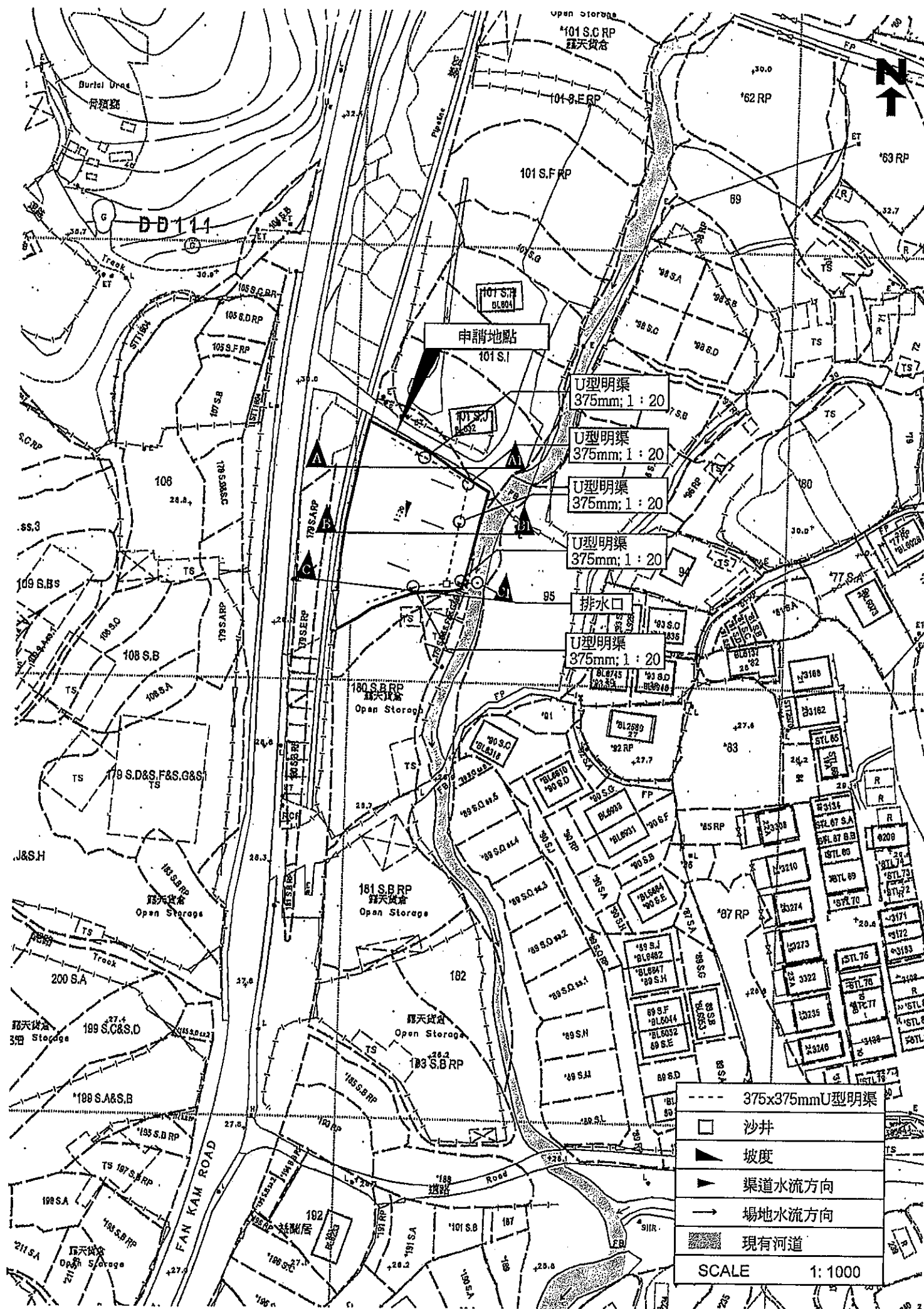


---	原有綠色圍板
.....	原有綠色圍欄
+	原有綠化植物
SCALE 1:1000	

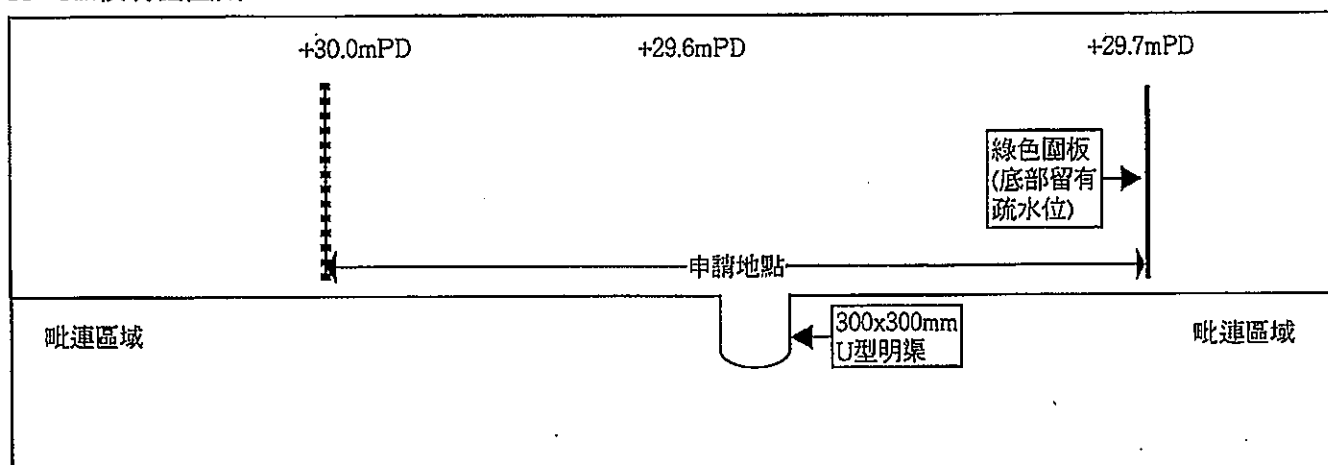
渠務排水

申請地點的四周設有 375x375mm U明型渠，轉角處以沙井加固。申請人會定期派專人收集和清理渠道中的垃圾，以防垃圾堆積，阻礙雨水排放，減低水浸機會。

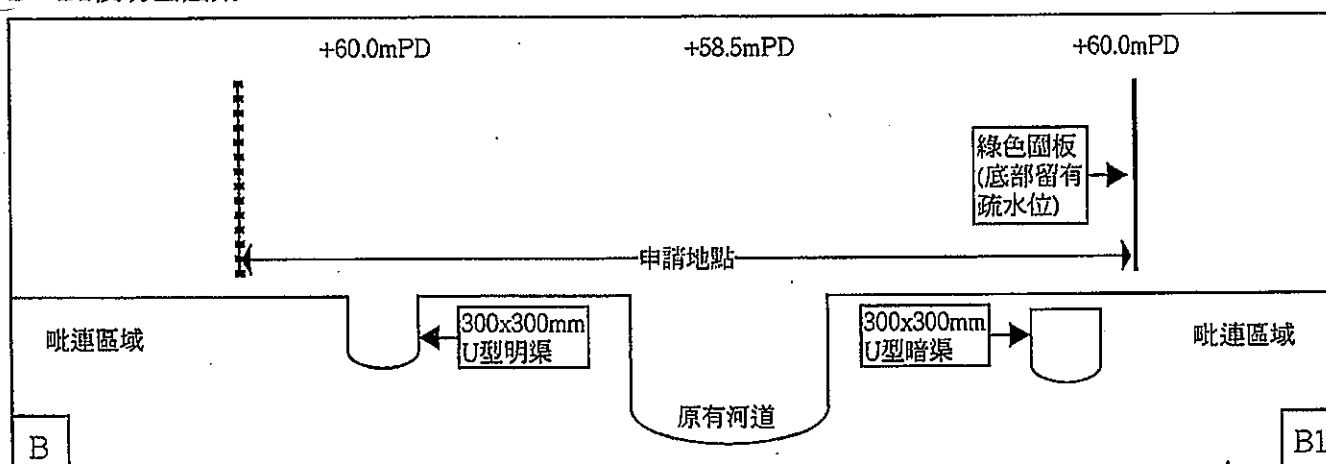
詳細請參閱以下圖則。



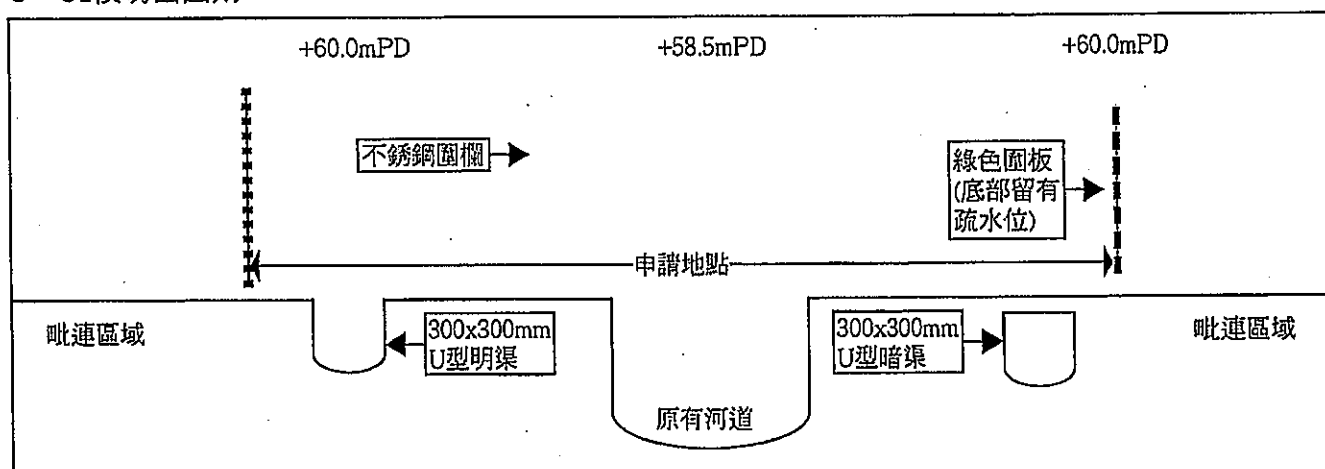
A—A1橫切面圖則



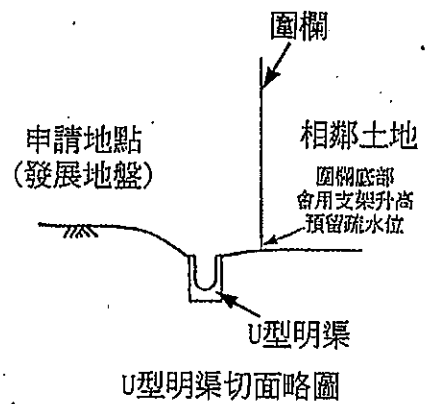
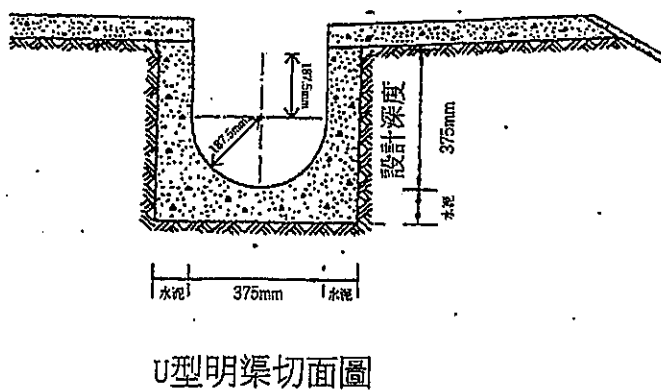
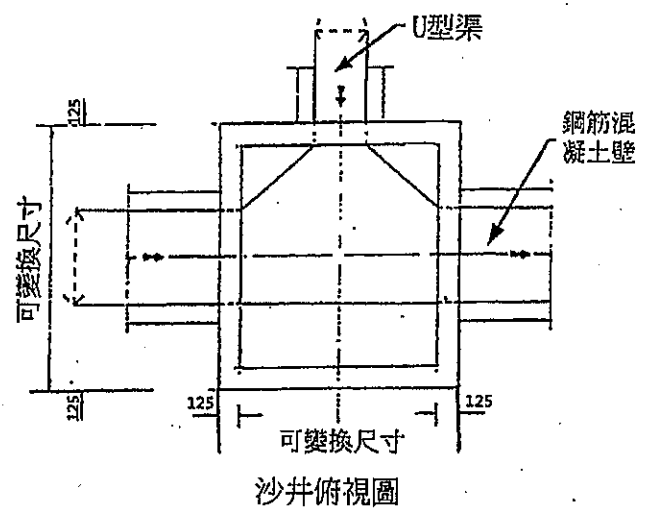
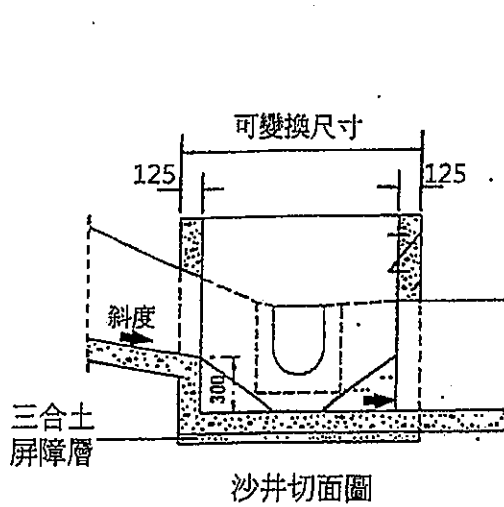
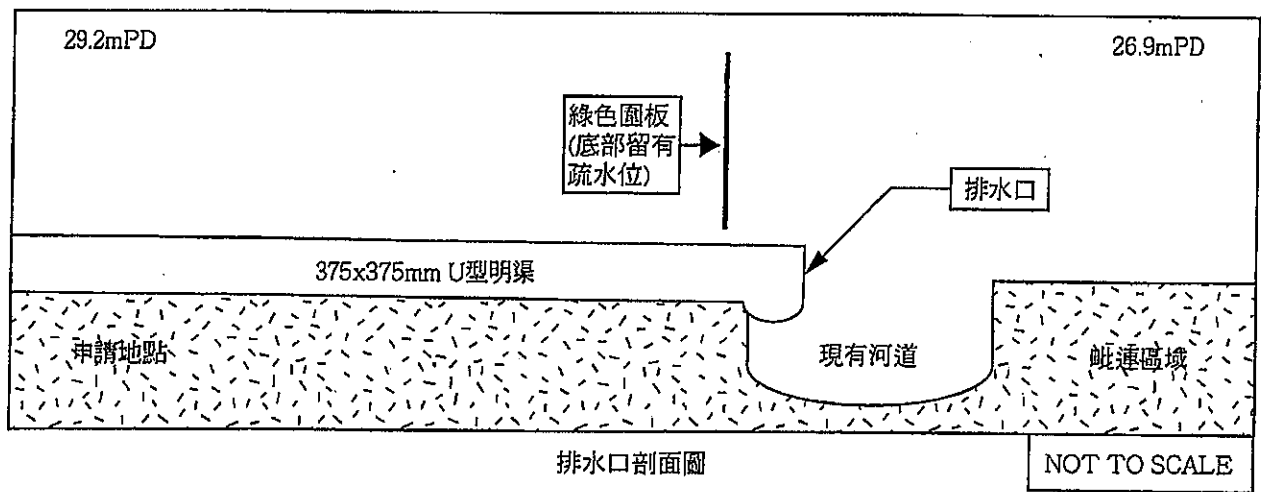
B—B1橫切面圖則



C—C1橫切面圖則



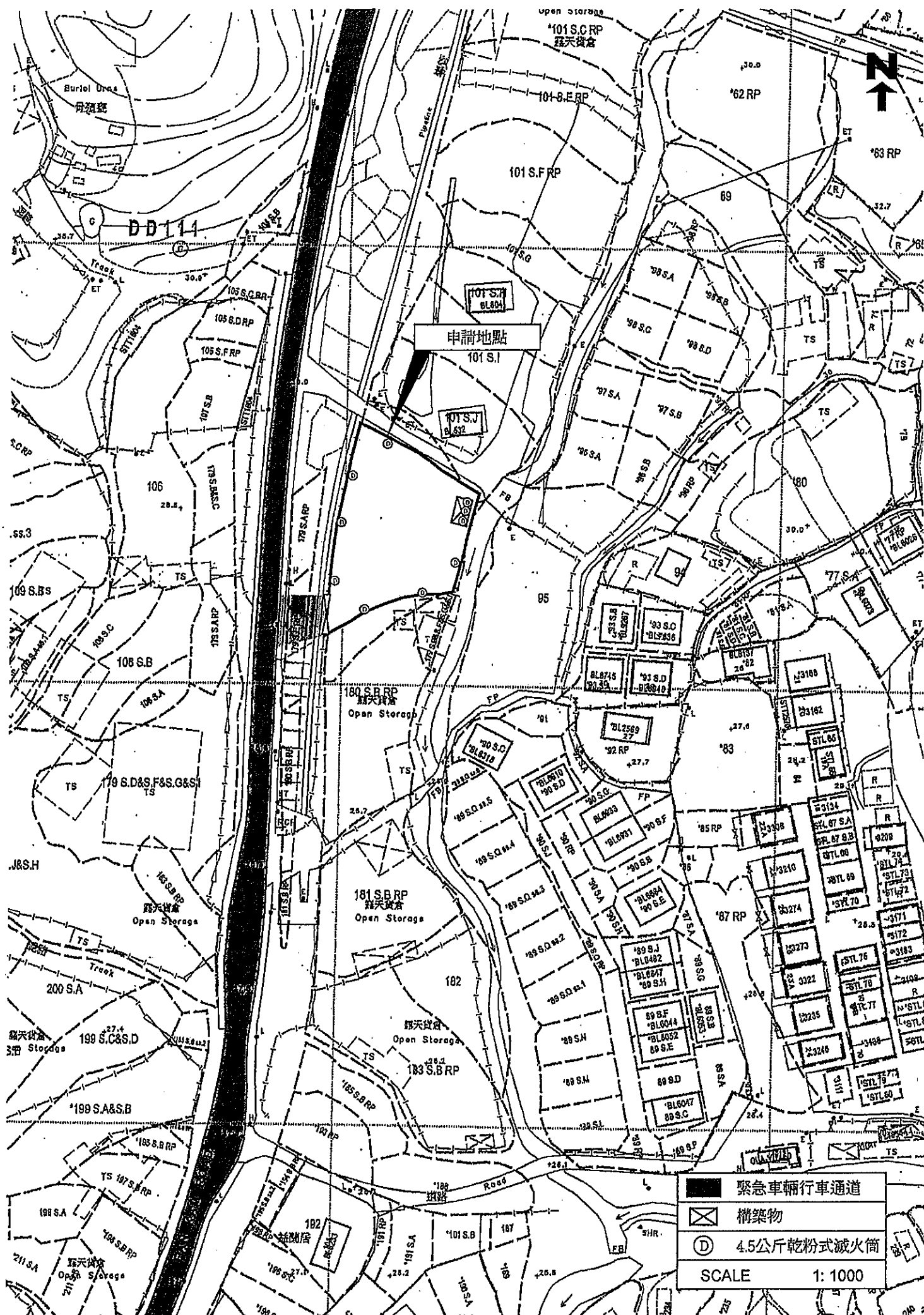
NOT TO SCALE



消防裝置

申請地點裝置有5公斤乾粉式滅火筒共10支，其中3支裝設於構築物內。消防裝置會定時進行維護。由於申請地點內並沒有任何易燃物品，因此希望城規會可以批准今次的規劃許可申請。

詳細請參閱以下圖則。



交通運輸

申請地點有一個明確的出入口，供緊急車輛出入；行車通道寬闊平坦，可供車輛安全使用，而且能與錦田公路連接，直通元朗道路網。

申請地點出入口闊度大約為8米。

申請地點作為臨時露天存放待售貨車使用，中型和輕型貨車泊車位上的車輛不會經常性移動。

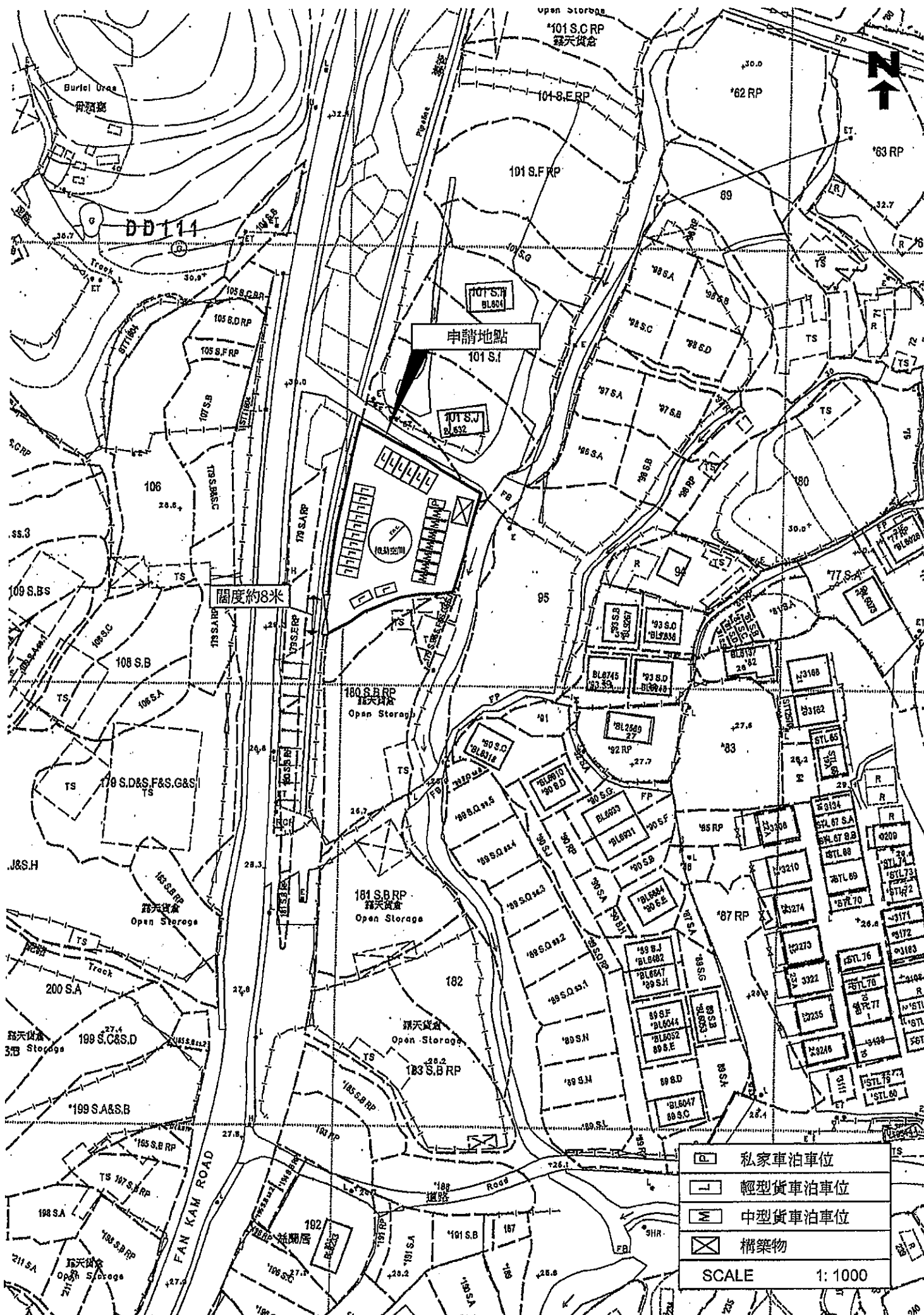
申請地點預計平均每天進出私家車 1 輛，不會提高申請地點附近的汽車流量，就整體而言，不會對錦田公路或附近交通造成影響，詳情請參閱下表：

預計申請地點內汽車流量時間表																								
時間	01 00	02 00	03 00	04 00	05 00	06 00	07 00	08 00	09 00	10 00	11 00	12 00	13 00	14 00	15 00	16 00	17 00	18 00	19 00	20 00	21 00	22 00	23 00	24 00
車輛 數	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0

申請地點內的私家車泊車位只供給訪客使用，由於申請地點附近有巴士站，因此申請地點內並不會設有員工泊車位。

申請地點出入口外的土地闊度和坡度足夠中型貨車使用，而且已經作為道路使用多年。

詳細請參閱以下圖則。



致： 城市規劃委員會
粉嶺、上水及元朗東規劃處

**有關 A/YL-PH/883
規劃申請續期之補充資料**

申請人現就日前規劃署人員的查詢/意見，作出以下補充/修改：

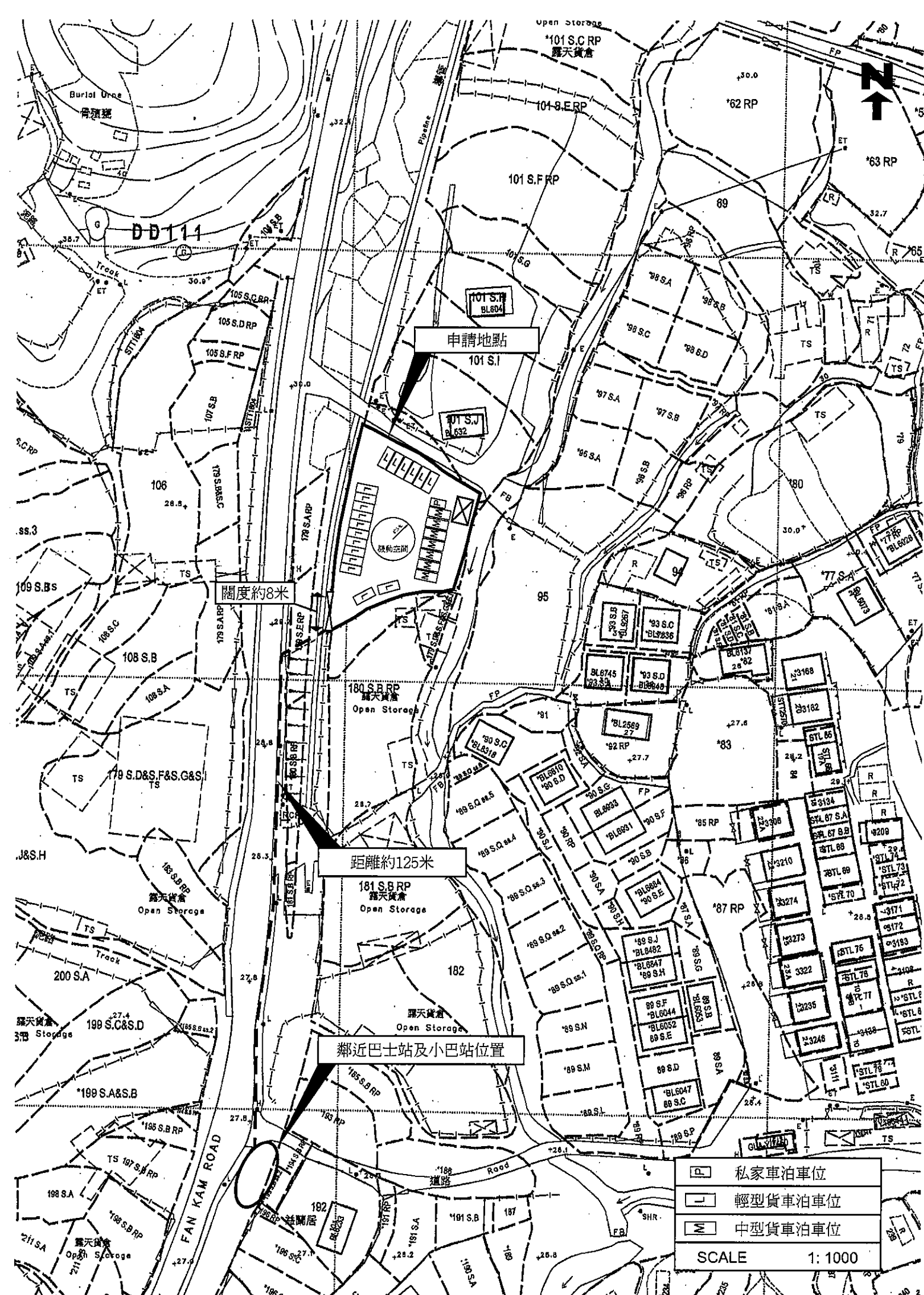
1. 澄清申請地點內有足夠的空間，提供訪客車輛進行機動調頭。
2. 申請地點預計平均每天進出私家車 1 輛，不會提高申請地點附近的汽車流量，就整體而言，不會對粉錦公路或附近交通造成影響，詳情請參閱下表：

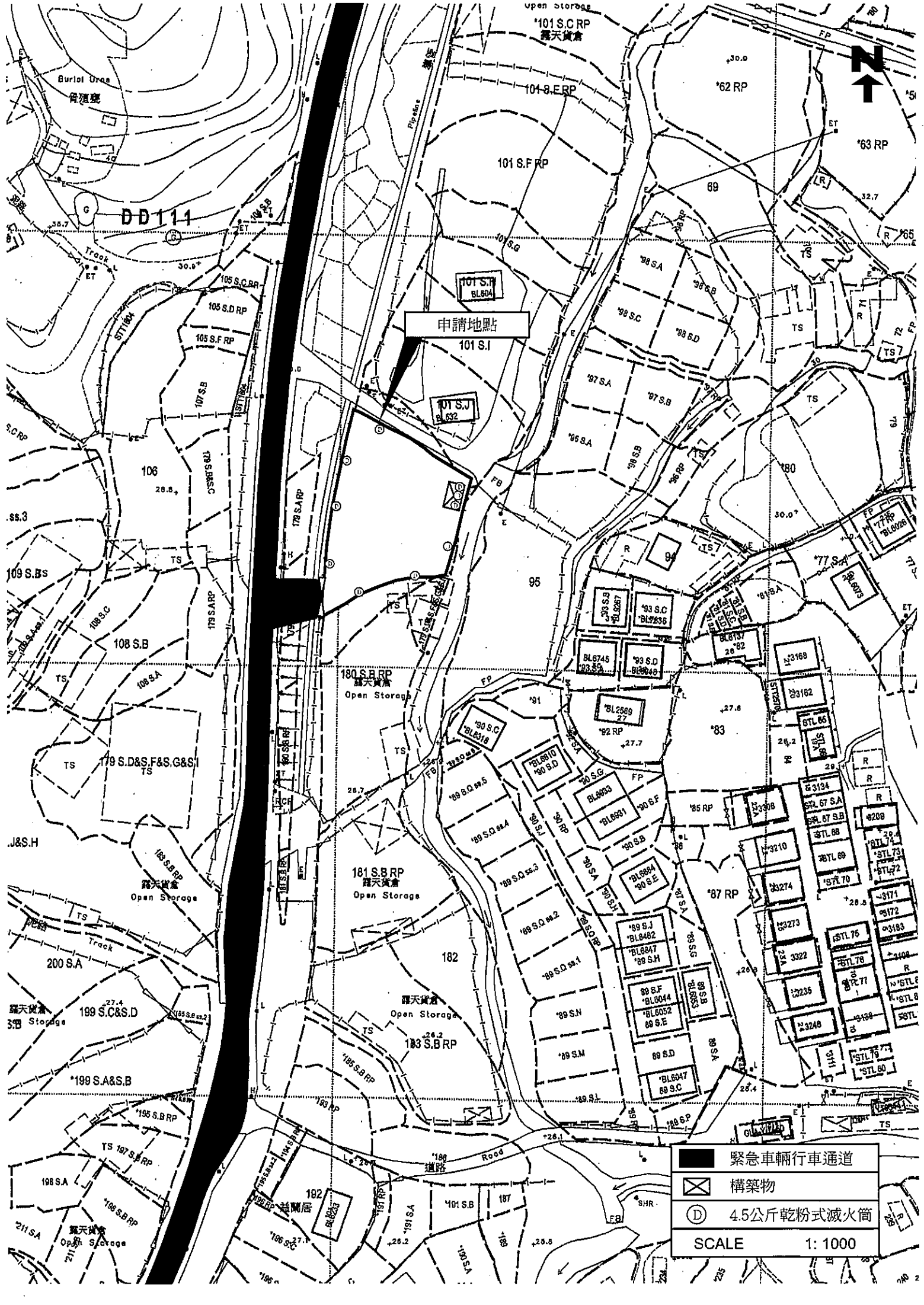
預計申請地點內汽車流量時間表																								
時間	01 00	02 00	03 00	04 00	05 00	06 00	07 00	08 00	09 00	10 00	11 00	12 00	13 00	14 00	15 00	16 00	17 00	18 00	19 00	20 00	21 00	22 00	23 00	24 00
車輛 數	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0

3. 澄清申請地點內的私家車泊車位只供給訪客使用，由於申請地點附近有巴士站及小巴站，因此申請地點內並不會設有員工泊車位。
4. 澄清是次規劃申請是作為上次規劃申請 A/YL-PH/781 的續期申請，相關申請地點的用途和上次規劃申請 A/YL-PH/781 時一致，沒有任何改變；消防設備的數目和種類與 A/YL-PH/781 時一致，沒有任何改變。
5. 最新的 FS251 消防證書。
6. 澄清申請地點內不會進行拆卸、保養、修理、清洗、噴漆或其他的工場活動。

隨件附上相關文件，以供參閱。

申請人： 志科有限公司
通訊地址：
傳真號碼：
聯絡電話：
電郵地址：
日期： 2021 年 07 月 03 日





申請地點
101 S.I

	緊急車輛行車通道
	構築物
	4.5公斤乾粉式滅火筒
SCALE 1: 1000	

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
消防（裝置及設備）規例
 (Regulation 9(1))
 (第九條(1)款)
CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

FSD Ref. _____
 消防處編號

Name of Client: **積時汽車有限公司**
 顧客姓名

Name of Building: **Units 101S, J(Part), 17B S.A RP(Part), 17B S.E RP(Part), and 17B S.D & S.F & S.G & S.H(Part) in D.D. 111A Gov. Land**
 樓宇名稱

Street No./Town Lot:
 門牌號數/市地段

Street/Road/Estate Name:
 街道/屋苑名稱

Pat Heung

Block:
 座

District:
 分區

Yuen Long, N.T.

Area:
 地區

HK

K

NT

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 機構

Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 9(1) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防（裝置及設備）規例第九條(1)款，任何消防裝置或設備的擁有人須每隔12個月最少一次委任註冊消防裝置或設備工程人員，對該消防裝置或設備進行檢查。

Code/編號 (1-19)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	10 x 5kg D.P.F.E.	Above address	In Good Condition	12/8/2020	11/8/2021

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code/編號 (1-39)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)

Part 3 第三部 Defects 損壞事項

Code/編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格。損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature:
 受權人簽署

Name:
 姓名

FSD/RC No.:
 消防處註冊號碼

Company Name:
 公司名稱

Telephone:
 聯絡電話

Date:
 日期

12-8-2020

For FSD use only:

Inspected

Key-in

Verified

**Relevant Extracts of Town Planning Board Guidelines on
Application for Open Storage and Port Back-up Uses
(TPB PG-No.13F)**

1. On 27.3.2020, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13F) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: considered suitable for open storage and port-backup uses. Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: Within these areas, “existing” and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications would normally not be favourably considered unless the applications are on sites with previous planning approvals. Sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (if required) to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals, and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (if required) to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 2 years may be allowed upon renewal of planning permission for an

applicant to identify suitable sites for relocation. No further renewal of approval will be given unless under very exceptional circumstances and each application for renewal of approval will be assessed on its individual merit.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarized as follows:
 - (a) The use of sites less than 1,000m² for open storage uses and 2,000m² for port back-up uses in rural areas, is generally not encouraged, other than sites located in major corridors, industrial/godown/workshop areas, quarrying activities or where it is demonstrated that optimum use is made of the site. This is to prevent the further proliferation of small sites in rural areas, minimizing sprawl over countryside areas and reducing travel trips;
 - (b) port back-up sites and those types of open storage uses generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (c) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (d) adequate screening of the sites through landscaping and/or fencing should be provided where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (e) there is a general presumption against conversion of agricultural land and fish ponds to other uses on an ad hoc basis, particularly in flood prone areas or sites which would obstruct natural drainage channels and overland flow; and
 - (f) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, or a shorter compliance period for the approval conditions may be imposed, notwithstanding other criteria set out in the Guidelines are complied with.

Previous Applications Covering the Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Conditions</u>
1	A/YL-PH/305	Temporary open storage of new private cars, vehicle parts and construction materials for a period of 3 years	22.10.1999 (revoked on 22.7.2000)	(1), (2), (3), (4), (5), (6)
2	A/YL-PH/381	Temporary open storage of vehicles (private cars only) for a period of 3 years	18.1.2002 on review	(2), (3), (4), (5), (6), (7), (8), (9), (10)
3	A/YL-PH/574	Temporary open storage of goods vehicles for sale for a period of 3 years	9.1.2009	(3), (5), (6), (8), (10), (11), (12), (13), (14)
4	A/YL-PH/646	Temporary open storage of goods vehicles for sale for a period of 3 years	7.9.2012	(3), (5), (6), (8), (10), (11), (12), (13), (14)
5	A/YL-PH/718	Temporary open storage of goods vehicles for sale for a period of 3 years	17.7.2015	(3), (5), (6), (10), (11), (12), (13), (14), (15), (16), (17), (18)
6	A/YL-PH/781	Renewal of planning approval for temporary open storage of goods vehicles for sale for a period of 3 years	1.6.2018	(3), (5), (6), (10), (11), (13), (14), (15), (16), (17), (18), (19)

Approval Conditions:

- (1) The application site should be used for open storage of new private cars, vehicle parts and construction materials without any workshop activities
- (2) Submission and implementation of landscape proposals within a specified time limit
- (3) Submission of drainage proposals and/or provision of drainage facilities without a specified time limit/the submission of the record of the existing drainage facilities on the site/the existing drainage facilities on the site shall be maintained at all times during the planning approval period
- (4) Provision of fencing and paving of the application site within a specified time limit
- (5) If any of the planning conditions is not complied with during the planning approval period/by the specified dates, the approval given shall cease to have effect and shall on the same dates be revoked without further notice
- (6) Reinstatement of the application site to an amenity area upon expiry of the planning permission
- (7) The stacking height of vehicles and spare parts stored within 5m of the periphery of the application site should not exceed the height of boundary fence of the application site
- (8) Provision of vehicular access
- (9) Submission and implementation of environmental mitigation measure proposals

- (10) The existing trees/landscape planting on the site should be maintained at all time during the approval period
- (11) Restriction on operation hours and dates
- (12) If planning condition is not complied with at any time during planning approval, the approval shall cease to have effect and be revoked without further notice
- (13) Setting back of the site
- (14) No dismantling, maintenance, repairing, cleansing, paint spraying and other workshop activities should be carried out at the site
- (15) No tree/shrub shall be planted within the Waterworks Reserve area at any time during the planning approval period
- (16) a proper vehicular access/run-in between the site and the public road shall be maintained at all times during the planning approval period
- (17) no reversing of vehicles into or out from the site is allowed at any time during the planning approval period
- (18) submission of fire service installations/implementation of fire service installations proposal/provision of fire extinguisher(s) with valid fire certificate
- (19) no heavy goods vehicles exceeding 24 tonnes, including contain tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Conditions</u>
1	A/DPA/YL-PH/15*	Open storage of cars and spare parts	5.3.1993	(1), (2), (3)
2	A/DPA/YL-PH/21*	Open storage of vehicles & spare parts	5.11.1993	(1), (4), (5)
3	A/DPA/YL-PH/33*	Open storage of vehicles and spare parts	25.11.1994 on review	(1), (6), (7)
4	A/YL-PH/494	Temporary open storage of private vehicles and vehicle parts for 3 years	4.11.2005 on review	(8), (9), (10)

*The site was zoned "Unspecified Use" at the time of application on the DPA plan

Rejection Reasons:

- (1) The proposed development might adversely affect an important water main and no protective measures to safeguard it from damage had been provided in the submission.
- (2) No information on the sewage and waste oil treatment and disposal facilities to demonstrate that the proposed development would not cause adverse environmental impact on the surrounding areas had been included in the submission.
- (3) No landscaping proposal to mitigate the visual impact of the proposed development on the surrounding areas had been included in the submission.
- (4) The proposed site boundary, that encroached upon the waterworks reserve of the water main, was not acceptable

- (5) The proposed landscape planting along the waterworks reserve, that was close to the water main pipeline, was not acceptable.
- (6) The development was not in line with the planning intention of "Unspecified Use" area designated on the approved Pat Heung Development Permission Area Plan which was to encourage agricultural activities as far as possible.
- (7) The development would pose safety hazard to the road uses of Fan Kam Road in view of the insufficient sightlines for vehicles leaving the site.
- (8) The proposed development was not in line with the planning intention of the "Residential (Group D)" zone, which was intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It was also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board
- (9) The proposed development did not comply with the Town Planning Board Guidelines No. 13D for Application for Open Storage and Port Back-up Uses in that it was not compatible with the nearby residential structures and the rural character.
- (10) There was insufficient information in the submission to demonstrate that the proposed development would not have adverse environmental impacts on the surrounding areas.

Similar Applications within the same “R(D)” zone of the Site
on the Pat Heung OZP

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Conditions</u>
1	A/YL-PH/588	Temporary Open Storage of Building Materials for a Period of 3 Years	7.8.2009	(1), (2), (3), (4), (5), (6), (7)
2	A/YL-PH/644	Renewal of Planning Approval for Temporary “Open Storage of Building Materials” for a Period of 3 Years	20.7.2012	(1), (2), (3), (4), (5), (7), (8), (9), (10)
3	A/YL-PH/692	Temporary Open Storage of Building Materials and Vehicles for a Period of 3 Years	12.9.2014 (revoked on 12.12.2015)	(1), (2), (3), (4), (5), (6), (7), (8), (9), (10)
4	A/YL-PH/705	Temporary Open Storage of Building Materials and Vehicles for Sale for a Period of 3 Years	14.11.2014	(1), (2), (3), (4), (5), (6), (7), (8), (9), (10)
5	A/YL-PH/728	Temporary Open Storage (Building Materials and Vehicles) for a Period of 3 Years	13.5.2016 (revoked on 24.6.2016)	(1), (2), (3), (4), (5), (6), (7), (9), (11), (12), (13)
6	A/YL-PH/738	Proposed Temporary Open Storage of Vehicles and Landscape Plant Materials for a Period of 3 Years	9.12.2016	(1), (2), (3), (4), (5), (6), (7), (9), (11), (12), (13)
7	A/YL-PH/757	Renewal of Planning Approval for Temporary “Open Storage of Building Materials and Vehicles for Sale” for a Period of 3 Years	27.10.2017	(1), (2), (3), (4), (5), (6), (7), (9), (11), (12), (13), (14), (15)
8	A/YL-PH/817	Renewal of Planning Approval for Temporary Open Storage of Vehicles and Landscape Plant Materials for a Period of 3 Years	1.11.2019	(1), (2), (4), (5), (6), (7), (8), (9), (10), (11), (12)
9	A/YL-PH/855	Renewal of Planning Approval for Temporary Open Storage of Building Materials and Vehicles for Sale for a Period of 3 Years	6.11.2020	(1), (2), (3), (4), (5), (6), (7), (8), (9), (12), (14), (15)

Approval Conditions:

- (1) Reinstatement of the application site to an amenity area upon expiry of the planning permission
- (2) Revocation of the planning permission if any of the specified approval condition is not complied with by the specified date/at any time during the planning approval period

- (3) The landscape planting on the site should be maintained at all times during the approval period/ the existing trees/vegetation on the site shall be maintained satisfactorily at all times during the planning approval period/ submission/ implementation of tree preservation and landscape proposal
- (4) The drainage facilities on the site should be maintained at all times during the approval period/ submission of records of existing drainage facilities on the site
- (5) Restriction of operation hours on the site during the planning approval period
- (6) No operation on Sundays and public holidays was allowed on the site during the planning approval period
- (7) Provision of fire extinguisher / submission of FSI proposal and provision of FSIs.
- (8) Provision of boundary fence for the site / maintenance of existing boundary fencing
- (9) No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities are allowed on the site at any time
- (10) Setting back of the site to avoid encroachment on waterworks reserve at all times during the planning approval period
- (11) No heavy goods vehicles exceeding 24/ 30 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance area allowed to be parked/stored on or enter/exit the site any time during the planning approval period
- (12) No reversing of vehicles into or out of the site are allowed at any time during the planning approval period/ no vehicle is allowed to queue back to or reverse onto/from the Site at any time during the planning approval period
- (13) maintenance of existing boundary fencing on the site during the planning approval period
- (14) Submission of a report on the condition of the existing water mains underneath the ingress and egress of the site
- (15) Implementation of mitigation measures to avoid impact on the existing water mains

Good Practice Guidelines for Open Storage Sites

Good Practice Guidelines for Open Storage Sites

		Internal access for fire appliances	Lot boundaries (clear width)	Distance between storage cluster and temporary structure	Cluster size	Storage height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of non-combustibles or limited combustibles	4.5m	2m	4.5m		
3.	Open Storage of combustibles	4.5m	2m	4.5m	40m x 40m	3m

Remarks: Smoking and naked flame activities shall not be allowed within the open storage/recycling site.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210608-150923-98508

提交限期

Deadline for submission:

18/06/2021

提交日期及時間

Date and time of submission:

08/06/2021 15:09:23

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/883

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

意見詳情

Details of the Comment :

反對，鄉郊設停車場必會增加附近車輛出入流量，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全及生活質數。

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年06月17日星期四 3:00
收件者: tpbpd
主旨: A/YL-PH/883 DD 111 Shui Kan Shek, Pat Heung

A/YL-PH/883

Lots 101 S.J (Part), 179 S.A RP (Part), 179 S.E RP (Part) and 179 S.D & S.F & S.G & S.I (Part) in D.D. 111 and Adjoining Government Land, Shui Kan Shek, Pat Heung

Site area : About 1,018sq.m Includes Government Land of about 43sq.m

Zoning : "Res (Group D)"

Applied use : Open Storage of Goods Vehicles / 26 Vehicle Parking

Dear TPB Members,

The lots are close to a main road, a village and residential compounds, in other words a good location for low rise housing. Rolling over approval will not encourage the realization of the zoning intention.

Mary Mulvihill

Advisory Clauses

- (a) note DLO/YL, LandsD's comments that the Site comprises Government Land (GL) and Old Scheduled Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. Lot 179 S.A RP in D.D. 111 within the Site is covered by a Short Term Waiver (STW) No. 4337 to permit structures erected thereon for the purpose of "temporary open storage of goods vehicles for sale". The concerned GL within the Site is covered by a Short Term Tenancy (STT) No. 2903 for the purpose of "temporary open storage of goods vehicles for sale". It is noticed that staff resting room was proposed. According to the established practice, application for STW of structures for domestic / residential uses on private agricultural land will not be entertained. Hence, even if the Board approves the planning application, he will not consider approving / regularizing any structure(s) erected / to be erected on the lots for domestic / residential uses. Should planning approval be given to the application, the STW/STT holder(s) will need to apply to his office for modification of the STW/STT conditions where appropriate, and the lot owner(s) of the lot(s) without STW will need to apply to his office to permit the structures to be erected or regularize any irregularities on site (except staff resting room and staff quarters). if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by the LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such applications will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by the LandsD;
- (b) note C for T's comments that the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (c) note CHE/NTW, HyD's comments that HyD shall not be responsible for the maintenance of any access connecting the Site and Fan Kam Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) note CTP/UD&L, PlanD's comments that the applicant is reminded that approval of the planting application under Town Planning Ordinance does not imply approval of tree preservation/removal scheme under the Lease. The applicant should seek approval for any proposed tree works from relevant departments prior to commencement of the works;

- (e) to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by DEP to minimize any potential environmental nuisance;
- (f) note DAFC's comments that the applicant shall adopt precautionary measures to avoid disturbance and pollution to the watercourse immediately to the east of the Site, especially in terms of surface runoff;
- (g) note CE/C of WSD's comments that existing WWR of the 48"DJ Main will be affected (**Plan A-2**). The Water Authority and his officers and contractors, his or their workmen shall have free access at all times to the said area with necessary plant and vehicles for the purpose of construction, inspection, operation, maintenance and repair works. All other services across, through or under the WWR are required to seek authorization from the Water Authority. Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site;
- (h) note DEMS's comments that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines; and
- (i) note CBS/NTW, BD's comments that before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are UBW. An AP should be appointed as the co-ordinator for the proposed building works in accordance with the BO. If the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of his department, they are unauthorized under the BO and should not be designated for any approved use under the application. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the B(P)Rs respectively. If the Site does not abut a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)Rs at the building plan submission stage.